

IT IS ORDERED as set forth below:

Date: December 10, 2021



Lisa Ritchey Craig
U.S. Bankruptcy Court Judge

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

IN RE:)	CASE NO. 21-58123-LRC
)	
CLAIRMONT PLACE)	CHAPTER 11
CONDOMINIUM ASSOCIATION, INC.))	
Debtor)	
)	
)	

SECOND INTERIM ORDER GRANTING AUTHORITY TO USE CASH COLLATERAL

Before the Court is the *Emergency Motion* filed by Clairmont Place Condominium Association, Inc. (the “Debtor”) in the above-styled chapter 11 case (the “Case”), for the entry of an order, pursuant to Sections 105 and 363 of Title 11 of the United States Code, 11 U.S.C. §§ 101 *et seq.* (as amended, modified, or supplemented, the “Bankruptcy Code”) and Rule 4001 of the Federal Rules of Bankruptcy Procedure, (1) *Authorizing the Debtor to Use Cash Collateral* (“the Motion”) [Doc. No. 47], (2) the *Notice of Interest in Cash Collateral and Objection to Use of Cash Collateral* (the “McGough’s Motion”)[Doc No. 43] filed by Paul M. McGough (“McGough”) and;

(3) the Debtor's *Response in Opposition to McGough's Motion* [Doc. No. 47] and (4) the Debtor's *Request for Determination of Security Interest* [Doc. No. 47].

The parties agreed to the terms of an Interim Emergency Order for the use of Cash Collateral in resolution of the Motion and McGough's Motion in lieu of an interim hearing. On November 23, 2021, the Court entered its *Interim Order on Emergency Motion to Use Cash Collateral* (the "Interim order") [Doc. No. 61] authorizing the use of Cash Collateral and providing adequate protection on an interim basis. The Court scheduled the final hearing on Cash Collateral use for December 1, 2021.

Prior to the scheduled final hearing, the parties conferred and agreed to the entry of a second interim order pending a final hearing on final approval of cash collateral use. Accordingly, the Court hereby finds and concludes as follows:

- A. **Petition Date:** On October 29, 2021 (the "Petition Date"), Debtor filed its voluntary petition for relief under chapter 11, SubChapter V of the Bankruptcy Code and is continuing to manage its business as a debtor-in-possession pursuant to sections 1107 and 1108 of the Bankruptcy Code. Leon S. Jones was appointed the SubChapter V Trustee.
- B. **Prepetition Debt and Liens:** McGough's Motion asserts an assignment of rents as collateral security with respect to amounts collected from residents of the Montclair (hereinafter, "Montclair Collections"), a personal care home (as defined in O.C.G.A. § 31-7-12) currently managed by the Debtor. The Debtor disputes the perfection of the interest in the Montclair Collections asserted by McGough.
- C. **Need for Use of Cash Collateral :** Debtor requires the use of the Montclair Collections, that may be the Cash Collateral of McGough, on an interim basis to continue operating its business, including making payroll, paying vendors and suppliers for postpetition

obligations, and meeting ordinary working capital expenses to care for Montclair's elderly community. Potentially irreparable harm to the Debtor, its creditors and its estate and its elderly population may occur absent authorization for the use of Cash Collateral.

- D. **Service of Motion; Objections:** The Debtor served the Interim Order on creditors on November 23, 2021, and certified such service [Doc. No. 63]. The Court finds that service and notice of the scheduled final hearing was sufficient for all purposes under the Bankruptcy Code and the Bankruptcy Rules, including without limitation sections 102(1) and 363 of the Bankruptcy Code and Bankruptcy Rule 4001(b) and (d).
- E. **Finding Cause.** Good cause has been shown for the entry of this Order, the granting of adequate protection as set forth herein and authorization for the Debtor to use Cash Collateral during the Interim Period (as defined below). The Debtor's need for use of Cash Collateral is ongoing, immediate and critical. Entry of this Order will preserve the assets of the Debtor's estate and its value and is in the best interests of the Debtor, its creditors and the Debtor's estate.
- F. **Jurisdiction; Core Proceeding; Venue.** This Court has jurisdiction to enter this Order pursuant to 28 U.S.C. §§ 157(b) and 1334. Consideration of the Motion constitutes a core proceeding, as defined by 28 U.S.C. §157(b)(2). Venue for this chapter 11 case and proceeding on the Motion is proper pursuant to 28 U.S.C. §§1408 and 1409.
- G. **Adequate Protection.** McGough, to the extent his interest in and to the Montclair Collections is, or may be, perfected, is entitled to adequate protection for any diminution in value of his interest in the prepetition collateral (*i.e.* Montclair Collections) under 11 U.S.C. §§ 361 and 363 on an interim basis, as set forth herein.

NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

1. **Grant of Motion; Authority to Use Cash Collateral.**

- a. Subject to all of the terms, conditions and limitations of this Order, the Debtor shall be authorized to use Cash Collateral (as defined below) for Permitted Purposes (as defined below) during the period (the “Interim Period”) commencing on December 1, 2021, and ending February 28, 2022,
- b. The term “Cash Collateral” shall mean all Montclair Collections (i) in the possession of the Debtor on the Petition Date consisting of the alleged prepetition collateral, defined as the revenue stream from the Montclair, as defined in the Motion or (ii) received by the Debtor after the Petition Date in respect of or arising out of the Debtor’s use, sale, consumption, collection, or other disposition of any prepetition collateral (*i.e.* Montclair Collections).
- c. The term “Permitted Purposes” shall mean the use by Debtor of Cash Collateral in the ordinary course of the Debtor’s business solely for the purposes of supporting the Debtor’s ongoing working capital needs for the Montclair, to the extent and up to the amounts set forth in the budget attached hereto along with a 15% variance.
- d. The parties acknowledge and agree that Cash Collateral does not include cash from other revenue sources.

2. **Adequate Protection Escrow.** As adequate protection, the Interim Order provided that Debtor escrow the lesser of (i) \$30,000, or (ii) the net of total collections by Debtor (not limited to the Montclair Collections) for the month of November 2021 after

payment of postpetition amounts for Debtor's November monthly operations and maintenance (the "Adequate Protection Escrow"). As further adequate protection for any decrease in the value of McGough's interest in Cash Collateral (as may later be determined by the Court), Debtor shall further fund the Adequate Protection Escrow as follows: for each month through February, 2022, the Debtor shall continue to fund the Adequate Protection Escrow with the net of total collections by Debtor (not limited to the Montclair Collections) capped at \$30,000 for each month for (i) the month of December 2021 after payment of postpetition amounts for Debtor's December monthly operations and maintenance and holding up to \$100,000 towards the 3 payrolls due in January and the workers compensation premium due in February, (ii) the month of January 2022 after payment of postpetition amounts for Debtor's January monthly operations and maintenance and holding up to \$60,000 towards workers compensation premium due in February, and (iii) the month of February 2022 after payment of postpetition amounts for Debtor's February monthly operations and maintenance and holding up to \$30,000 towards payment of insurance premiums in June 2021.

3. **Additional Adequate Protection.** McGough asserts that his interest in the Montclair Collections automatically attaches to Montclair Collections arising subsequent to the Petition Date pursuant to 11 U.S.C. § 552(b)(2) such that a replacement lien in the Montclair Collections is not required. See, e.g. *In re Putnal*, 483 B.R. 799 (Bankr. M. D. Ga. 2012). The Debtor disputes this contention. As adequate protection for any decrease in value of any interest held by McGough in the Cash Collateral based upon Debtor's use of such Cash Collateral, McGough is hereby granted a replacement lien pursuant to sections 361, 362 and 363 of the Bankruptcy Code in and to the Adequate

Protection Escrow. The replacement lien granted herein shall extend to all property of the estate to the extent necessary to cover any diminution in value in the Cash Collateral. Notwithstanding anything herein to the contrary, the replacement lien herein shall not extend to the proceeds of any actions assertable by the Debtor or the estate pursuant to Sections 544, 547, 548, 549 or 550 of the Bankruptcy Code. This lien shall be valid, binding, enforceable and automatically perfected and continuing, to the extent that McGough has a valid, properly perfected and enforceable interest prepetition in and to the Montclair Collections; furthermore, such Cash Collateral may only be used for items for the Montclair, with a 15% variance, in accordance with the Court-approved budget attached hereto. Notwithstanding anything herein, entry of this Order shall not be an admission of or a determination that the budgeted items are, in fact, used solely for the benefit of the Montclair or represent appropriate expenditures relating to the Montclair.

4. **Reasonable Access.** The Debtor shall provide McGough or his representatives with access, promptly upon request, to records and financial information concerning its compliance with the attached budget and shall allow McGough or his representatives reasonable access to 2100 Clairmont Place, promptly upon request, for the purpose of conducting an appraisal or valuation.
5. **Reporting.** The Debtor shall provide McGough or his representative with access, promptly upon request, to the same information provided to the Office of the United States Trustee (the “U.S. Trustee”) and SubChapter V Trustee.
6. **Reservation of Rights.** Nothing on this order shall be construed as a limitation on the rights of McGough to seek additional relief from this Court, including, without

limitation, seeking additional adequate protection, dismissal of the case, or removal of the Debtor as debtor in possession.

7. **Order Immediately Effective; Survival.** Notwithstanding anything to the contrary in the Federal Rules of Bankruptcy Procedure or otherwise, the effectiveness of this Order shall not be stayed, and this Order shall be immediately effective upon its entry.
8. **Notice of Final Hearing; Service of Order.** **A final hearing on the Motion will be held at the following number: (toll-free number: 833-568-8864; meeting id: 161 346 1602 at 11:00 a.m. on February 17, 2022 in Courtroom 1204, United States Bankruptcy Court, Richard B. Federal Building, 75 Ted Turner Drive, SW, Atlanta, GA 30303 (the “Final Hearing”).**
9. Matters that need to be heard further by the Court may be heard by telephone, by video conference, or in person, either on the date set forth above or on some other day, all as determined by the Court in connection with this initial telephonic hearing. Please review the “Hearing Information” tab on the judge’s webpage, which can be found under the “Dial-in and Virtual Bankruptcy Hearing Information” link at the top of the webpage for this Court, www.ganb.uscourts.gov for more information.
10. Promptly after the entry of this Order, the Debtor shall, mail by first class mail, a copy of this Order and the Motion, to the U.S. Trustee, counsel for McGough, the remaining parties identified on the list of the twenty largest creditors, the SubChapter V Trustee and all other parties requesting notice under Rule 2002 of the Federal Bankruptcy Rules as of the date of Motion and shall file a certificate of service regarding same with the Clerk of the Court. Such service shall constitute good and sufficient notice of the Final Hearing.

[END OF ORDER]

CONSENTED TO:

STEINFELD & STEINFELD, P.C

/s/ *Shayna M. Steinfeld*

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/s/ *G. Frank Nason, IV*

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(Signed by Shayna M. Steinfeld with

Express Permission Granted on December 6, 2021

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NO OPPOSITION:

MARY IDA TOWNSON

UNITED STATES TRUSTEE REGION 21

/s/ *Jonathan S. Adams*

Jonathan S. Adams

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(Signed by Shayna M. Steinfeld with

Express Permission Granted on December 6, 2021)

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/s/ **Leon S. Jones**

Leon S. Jones

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(Signed by Shayna M. Steinfeld with
Express Permission Granted on December 6, 2021)

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SubChapter V Trustee

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		November	December	January	February	March	April
40000	Income						
40100	Unit Fee	\$307,058.03	\$307,058.03	\$307,058.03	\$338,175.00	\$338,175.00	\$338,175.00
40110	Second Resident Revenue	\$6,292.00	\$6,292.00	\$6,292.00	\$6,729.19	\$6,729.19	\$6,729.19
40200	Dining Services Income	\$2,673.64	\$2,673.64	\$2,673.64	\$3,000.00	\$3,000.00	\$3,000.00
40240	Administration Fee	\$200.00	\$200.00	\$200.00	\$350.00	\$350.00	\$350.00
40400	Montclair Monthly Fees	\$160,000.00	\$160,000.00	\$164,800.00	\$175,100.00	\$175,100.00	\$175,100.00
40445	Late Fees	\$300.00	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00
40450	Montclair Community Fees	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
40460	Beauty Salon Revenue	\$100.00	\$100.00	\$100.00	\$200.00	\$200.00	\$200.00
40490	Housekeeping Revenue	\$125.00	\$125.00	\$125.00	\$50.00	\$50.00	\$50.00
40500	Maintenance Revenue	\$250.00	\$250.00	\$250.00	\$500.00	\$500.00	\$500.00
40600	Miscellaneous Revenue	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00
40800	Interest Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40900	Resident Services Reimbursables				\$0.00	\$0.00	\$0.00
49999	Uncategorized Income				\$0.00	\$0.00	\$0.00
	Total month	\$477,898.67	\$477,898.67	\$482,698.67	\$526,004.19	\$526,004.19	\$526,004.19
50000	Administration Expenses						
50100	Admin Salaries/Wages	\$28,141.62	\$28,141.62	\$28,141.62	\$27,977.00	\$27,977.00	\$27,977.00
50105	Payroll Taxes	\$2,152.83	\$2,152.83	\$2,152.83	\$2,119.05	\$2,119.05	\$2,119.05
50110	Employer retirement contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50125	Employee Benefit Coverage	\$3,681.21	\$3,681.21	\$3,681.21	\$4,636.00	\$4,636.00	\$4,636.00
50130	Workers Comp Insurance	\$611.67	\$611.67	\$611.67	\$902.00	\$902.00	\$902.00
50150	Employee Hiring	\$600.00	\$600.00	\$600.00	\$700.00	\$700.00	\$700.00
50155	Employee Relations	\$400.00	\$400.00	\$400.00	\$450.00	\$450.00	\$450.00
50165	Seminar/Training	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
50205	Bank Fees	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
50220	Computer Managed Services	\$2,424.92	\$2,424.92	\$2,424.92	\$2,424.92	\$2,424.92	\$2,424.92
50225	Payroll Processing	\$1,435.85	\$1,435.85	\$1,435.85	\$1,500.00	\$1,500.00	\$1,500.00
50230	Dues, Subs & Memberships	\$366.67	\$366.67	\$366.67	\$310.00	\$310.00	\$310.00
50240	Licenses & Permits	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
50241	Tuition Reimbursement	\$0.00	\$0.00	\$0.00	\$670.00	\$670.00	\$670.00
50245	Meals And Entertainment	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
50255	Cell Phones	\$105.34	\$105.34	\$105.34	\$110.00	\$110.00	\$110.00
50260	Postage-General	\$344.00	\$344.00	\$344.00	\$350.00	\$350.00	\$350.00
50280	Prof Fees - Audit/Tax Preparation	\$5,300.00	\$5,300.00	\$5,300.00	\$8,000.00	\$8,000.00	\$8,000.00
50290	Prof Fees - Legal	\$6,500.00	\$0.00	\$6,500.00	\$4,000.00	\$4,000.00	\$4,000.00
50295	Professional Fees - Other	\$265.50	\$265.50	\$265.50	\$50.00	\$50.00	\$50.00
50296	Prop, Liab & Comm Insurance - 1800 E	\$9,669.16	\$9,669.16	\$9,669.16	\$12,650.00	\$12,650.00	\$12,650.00
50297	Prop, Liab & Comm Insurance - 2100 E	\$4,143.93	\$4,143.93	\$4,143.93	\$4,715.00	\$4,715.00	\$4,715.00
50298	Property Taxes	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
50300	Telephone & Internet	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
50800	Equipment Lease - Admin	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
50850	Office Supplies	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00
50950	Marketing / Advertising	\$200.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00
50960	Retirement Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50980	Miscellaneous Admin	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00
	Total month	\$71,417.70	\$64,717.70	\$71,217.70	\$76,963.97	\$76,963.97	\$76,963.97
55000	Resident Services						
55100	Salary and Wages	\$10,616.60	\$10,616.60	\$10,616.60	\$10,554.50	\$10,554.50	\$10,554.50
55105	Payroll Taxes	\$812.17	\$812.17	\$812.17	\$799.43	\$799.43	\$799.43
55110	Employer retirement contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
55125	Employee Benefit Coverage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
55130	Workers Comp Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
55140	Employee Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50315	Vehicle Expense	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00
50325	Vehicle Expense - Maintenance	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00
50500	Travel	\$153.70	\$153.70	\$153.70	\$500.00	\$500.00	\$500.00
50900	Resident Relations-- Clairmont Place	\$738.02	\$738.02	\$738.02	\$1,500.00	\$1,500.00	\$1,500.00
50901	Resident Relations Reimbursables	\$0.00	\$0.00	\$0.00			

75435	Cable TV Expense	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
75450	Channel Insert	\$650.50	\$650.50	\$650.50	\$650.50	\$650.50	\$650.50
	Total month	\$22,970.99	\$22,970.99	\$22,970.99	\$24,304.43	\$24,304.43	\$24,304.43
	60000 Dining Services Expenses						
65100	Dining Services Salaries/Wages	\$84,919.99	\$84,919.99	\$84,919.99	\$85,769.19	\$85,769.19	\$85,769.19
65105	Payroll Taxes	\$5,724.00	\$5,724.00	\$5,724.00	\$6,496.38	\$6,496.38	\$6,496.38
65110	Employer retirement contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
65125	Employee Benefit Coverage	\$7,398.88	\$7,398.88	\$7,398.88	\$10,126.00	\$10,126.00	\$10,126.00
65130	Workers Comp Insurance	\$2,242.79	\$2,242.79	\$2,242.79	\$3,674.00	\$3,674.00	\$3,674.00
65135	Contract Labor	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00
65140	Employee Development	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
65395	Food Costs	\$67,122.13	\$70,000.00	\$70,000.00	\$72,000.00	\$72,000.00	\$72,000.00
65415	Liquor	\$411.99	\$411.99	\$411.99	\$200.00	\$200.00	\$200.00
65425	Smallwares	\$416.54	\$416.54	\$416.54	\$400.00	\$400.00	\$400.00
65860	Cleaning Supplies	\$1,094.76	\$1,094.76	\$1,094.76	\$1,250.00	\$1,250.00	\$1,250.00
65865	Paper Supplies	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
65875	Uniforms/Linens	\$424.70	\$424.70	\$424.70	\$380.00	\$380.00	\$380.00
65890	Miscellaneous Food Service	\$84.23	\$84.23	\$84.23	\$100.00	\$100.00	\$100.00
	Total month	\$173,940.01	\$176,817.88	\$176,817.88	\$184,595.57	\$184,595.57	\$184,595.57
	62000 Montclair Expenses						
70100	Montclair Salaries/Wages	\$65,062.88	\$65,062.88	\$65,062.88	\$66,761.00	\$66,761.00	\$66,761.00
70105	Payroll Taxes	\$4,976.45	\$4,976.45	\$4,976.45	\$5,056.65	\$5,056.65	\$5,056.65
70110	Employer retirement contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
70125	Employee Benefit Coverage	\$8,296.76	\$8,296.76	\$8,296.76	\$8,196.27	\$8,196.27	\$8,196.27
70130	Workers Comp Insurance	\$2,446.53	\$2,446.53	\$2,446.53	\$4,185.95	\$4,185.95	\$4,185.95
70135	Montclair Contract Employees	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00
70140	Employee Development	\$989.44	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00
70800	Cable TV - Montclair	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00
70865	Montclair Supplies	\$4,063.27	\$4,063.27	\$4,063.27	\$4,300.00	\$4,300.00	\$4,300.00
70880	Residents Relations -- The Montclair	\$616.33	\$616.33	\$616.33	\$700.00	\$700.00	\$700.00
70881	Monclair Reimbursables	\$0.00	\$0.00	\$0.00	-\$300.00	-\$300.00	-\$300.00
70883	Referral Fee	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
	Total month	\$87,001.66	\$86,012.22	\$86,262.22	\$91,399.87	\$91,399.87	\$91,399.87
	64000 Housekeeping Expenses						
73100	Housekeeping Salaries/Wages	\$17,203.68	\$17,203.68	\$17,203.68	\$18,121.25	\$18,121.25	\$18,121.25
73105	Payroll Taxes	\$1,300.56	\$1,300.56	\$1,300.56	\$1,316.08	\$1,316.08	\$1,316.08
73110	Employer retirement contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
73125	Employee Benefit Coverage	\$1,709.82	\$1,709.82	\$1,709.82	\$3,076.54	\$3,076.54	\$3,076.54
73130	Workers Comp Insurance	\$1,019.45	\$1,019.45	\$1,019.45	\$1,546.15	\$1,546.15	\$1,546.15
73860	Cleaning Supplies	\$471.80	\$471.80	\$471.80	\$900.00	\$900.00	\$900.00
	Total month	\$21,705.31	\$21,705.31	\$21,705.31	\$24,960.02	\$24,960.02	\$24,960.02
	66000 Building & Grounds Expenses						
75100	B & G Salaries/Wages	\$19,682.63	\$19,682.63	\$19,682.63	\$21,210.00	\$21,210.00	\$21,210.00
75105	Payroll Taxes	\$1,505.72	\$1,505.72	\$1,505.72	\$1,606.50	\$1,606.50	\$1,606.50
75110	Employer retirement contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
75125	Employee Benefit Coverage	\$1,204.08	\$1,204.08	\$1,204.08	\$1,891.00	\$1,891.00	\$1,891.00
75130	Workers Comp Insurance	\$815.56	\$815.56	\$815.56	\$1,265.00	\$1,265.00	\$1,265.00
75135	Contract Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
75138	Deep Cleaning	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00
75300	A-C Service - 1800 BLDG	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
75305	A-C Service - 2100 BLDG	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00
75310	Bldg Supplies - 1800 BLDG	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00
75315	Bldg Supplies - 2100 BLDG	\$1,500.00	\$1,500.00	\$1,500.00	\$1,800.00	\$1,800.00	\$1,800.00
75320	Equipment Supplies - Kitchen	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
75325	Equipment Repairs - Kitchen	\$1,500.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$2,000.00
75445	Pool	\$100.00	\$100.00	\$100.00	\$350.00	\$350.00	\$350.00
75460	Fire System Service - 1800 BLDG	\$500.00	\$500.00	\$500.00	\$700.00	\$700.00	\$700.00
75462	Fire System Service - 2100 BLDG	\$600.00	\$600.00	\$600.00	\$800.00	\$800.00	\$800.00

75470	Landscaping	\$8,000.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
75475	Lawn Service	\$2,118.00	\$2,118.00	\$2,118.00	\$2,118.00	\$2,118.00	\$2,118.00
75490	Pest Control - 1800 BLDG	\$228.00	\$228.00	\$228.00	\$165.00	\$165.00	\$165.00
75492	Pest Control - 2100 BLDG	\$213.00	\$213.00	\$213.00	\$240.00	\$240.00	\$240.00
75505	Trash Removal & Recycling	\$410.00	\$410.00	\$410.00	\$450.00	\$450.00	\$450.00
75530	Utilities - Electricity - 1800 BLDG	\$11,098.20	\$11,098.20	\$11,098.20	\$13,860.00	\$13,860.00	\$13,860.00
75532	Utilities - Electricity - 2100 BLDG	\$8,016.54	\$8,016.54	\$8,016.54	\$8,770.00	\$8,770.00	\$8,770.00
75535	Utilities - Gas - 1800 BLDG	\$1,175.84	\$1,175.84	\$1,175.84	\$1,300.00	\$1,300.00	\$1,300.00
75537	Utilities - Gas - 2100 BLDG	\$1,162.76	\$1,162.76	\$1,162.76	\$1,300.00	\$1,300.00	\$1,300.00
75540	Utilities - Water/Sewer	\$11,000.00	\$11,000.00	\$11,000.00	\$10,000.00	\$10,000.00	\$10,000.00
75825	Elevator-Repairs & Maintenance	\$1,300.00	\$1,300.00	\$1,300.00	\$2,000.00	\$2,000.00	\$2,000.00
75830	Repairs/Maintenance - 1800 BLDG	\$5,000.00	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00	\$6,500.00
75832	Repairs/Maintenance - 2100 BLDG	\$10,000.00	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00	\$7,500.00
75880	Furniture Repair/Replacement	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
	Total month	\$90,455.34	\$82,455.34	\$82,455.34	\$92,700.50	\$92,700.50	\$92,700.50
	Courtesy Officer						
75851	Courtesy Officer Wages	\$8,650.99	\$8,650.99	\$8,650.99	\$9,322.30	\$9,322.30	\$9,322.30
75855	Payroll Taxes	\$661.80	\$661.80	\$661.80	\$706.10	\$706.10	\$706.10
75860	Employer retirement contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
75865	Employee Benefit Coverage	\$0.00	\$0.00	\$0.00			
75870	Workers Comp Insurance	\$0.00	\$0.00	\$0.00			
75853	Security Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
75875	Uniforms	\$0.00	\$0.00	\$0.00			
	Total month	\$9,312.79	\$9,312.79	\$9,312.79	\$10,028.40	\$10,028.40	\$10,028.40
90100	Transfer to capital reserve	\$17,200.00	\$17,200.00	\$17,200.00	\$18,750.00	\$18,750.00	\$18,750.00
90302	Income Tax Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
96000	Credit Card Expenses to Allocate	\$0.00	\$0.00	\$0.00			
99999	Uncategorized Expense	\$0.00	\$0.00	\$0.00			
	Total month	\$17,200.00	\$17,200.00	\$17,200.00	\$18,750.00	\$18,750.00	\$18,750.00
	Total Income	\$477,898.67	\$477,898.67	\$482,698.67	\$526,004.19	\$526,004.19	\$526,004.19
	Total Expenses	\$494,003.80	\$481,192.23	\$487,942.23	\$523,702.76	\$523,702.76	\$523,702.76
	Net Income	-\$16,105.13	-\$3,293.56	-\$5,243.56	\$2,301.43	\$2,301.43	\$2,301.43
	Payments to Creditors	-\$16,105.13	-\$3,293.56	-\$5,243.56	\$2,301.43	\$2,301.43	\$2,301.43

United States Bankruptcy Court
Northern District of Georgia

In re:
Clairmont Place Condominium Association,
Debtor

Case No. 21-58123-lrc
Chapter 11

CERTIFICATE OF NOTICE

District/off: 113E-9
Date Rcvd: Dec 10, 2021

User: bncadmin
Form ID: pdf534

Page 1 of 2
Total Noticed: 7

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 12, 2021:

Recip ID	Recipient Name and Address
db	+ Clairmont Place Condominium Association, Inc., 2100 Clairmont Lake, Decatur, GA 30033-4052
	+ Clairmont Place Condominium Assoc., Inc., c/o Allison Rutland Soulen, Exe. Dir., 2100 Clairmont Lake, Decatur, GA 30033-4052
	+ G. Frank Nason, IV, Esq., Gregory D. Ellis, Esq., Lamberth, Cifelli, Ellis & Nason, PA, 6000 Lake Forest Dr., N.W., Suite 435, Atlanta, GA 30328-3896
	+ Jonathan Adams, Esq., Office of US Trustee, 362 Richard Russell Bldg, 75 Ted Turner Drive, Atlanta, GA 30303-3330
	+ Leon S. Jones, Jones & Walden, LLC, 699 Piedmont Avenue, NE, Atlanta, GA 30308-1400
	+ Shayna M. Steinfeld, Esq., STEINFELD & STEINFELD, P.C., 11B Lenox Pointe, NE, Atlanta, GA 30324-7414

TOTAL: 6

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
ust	+ Email/Text: ustregion21.at.ecf@usdoj.gov	Dec 10 2021 20:19:00	United States Trustee, 362 Richard Russell Federal Building, 75 Ted Turner Drive, SW, Atlanta, GA 30303-3315

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 12, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 10, 2021 at the address(es) listed below:

Name	Email Address
G. Frank Nason, IV	on behalf of Defendant Paul McGough Realty LLC fnason@lcnlaw.com,

District/off: 113E-9

User: bncadmin

Page 2 of 2

Date Rcvd: Dec 10, 2021

Form ID: pdf534

Total Noticed: 7

emiller@lcnlaw.com;emiller@ecf.courtdrive.com;NasonFR86494@notify.bestcase.com

G. Frank Nason, IV

on behalf of Defendant Paul M. McGough fnason@lcnlaw.com
emiller@lcnlaw.com;emiller@ecf.courtdrive.com;NasonFR86494@notify.bestcase.com

G. Frank Nason, IV

on behalf of Defendant Senior Association Management LLC fnason@lcnlaw.com,
emiller@lcnlaw.com;emiller@ecf.courtdrive.com;NasonFR86494@notify.bestcase.com

G. Frank Nason, IV

on behalf of Creditor Paul M. McGough fnason@lcnlaw.com
emiller@lcnlaw.com;emiller@ecf.courtdrive.com;NasonFR86494@notify.bestcase.com

Gregory D. Ellis

on behalf of Creditor Paul M. McGough emiller@lcnlaw.com
gellis@ecf.courtdrive.com;emiller@ecf.courtdrive.com;EllisGR86494@notify.bestcase.com

Jonathan S. Adams

on behalf of U.S. Trustee United States Trustee jonathan.s.adams@usdoj.gov

Leon S. Jones (Sub V Trustee)

ljones@joneswalden.com jwdistribution@joneswalden.com

Shayna M. Steinfeld

on behalf of Debtor Clairmont Place Condominium Association Inc. shayna@steinfeldlaw.com, paralegalnotices@gmail.com

Shayna M. Steinfeld

on behalf of Plaintiff Clairmont Place Condominium Association Inc. shayna@steinfeldlaw.com, paralegalnotices@gmail.com

Thomas R. Walker

on behalf of Creditor Georgia Power Company thomas.walker@fisherbroyles.com

TOTAL: 10